WARRANTY DEED

BOOK 4430 PAGE 648

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcia J. Hepburn, et al (NAME)	Nell-Palmer Mtg. Co. Inc (NAME)	Map 133-7
3rd Floor Davis (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Bldg. (STREET ADDRESS)	Par. 225
Nashville Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37201 (CITY) (ZONE) (STATE)	Pd

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4013, page 603, Register's Office for Davidson County, Tennessee.

We, Lewis T. W. Bledsoe and wife, Brenda H. Bledsoe,

have this day bargained and sold, and do hereby transfer and convey unto the said

Marcia J. Hepburn, Jaime Ray Hepburn and Tracy Thomas Hepburn,

their ~~(successors)~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Floral Park, as of record in Book 3842, page 16, Register's Office for said County.

Said Lot No. 7 fronts 79 feet on the east side of Floral Drive and runs back 176.5 feet on the north line and 174.7 feet on the south line to a dead line in the rear on which it measures 79 feet.

Being the same property conveyed to Lewis T. W. Bledsoe and wife, Brenda H. Bledsoe, by deed from James R. Forehand and wife, Judith J. Forehand, of record in Book 4362, page 161, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 21,525.88

Subscribed and sworn to before me, this the 10 day of July, 1970

Affiant

My commission expires: 2-22-70 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Marcia J. Hepburn, Jaime Ray Hepburn and Tracy Thomas Hepburn, their ~~successors~~ heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Marcia J. Hepburn, Jaime Ray Hepburn and Tracy Thomas Hepburn, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hands this 30 day of June, 1970 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lewis T. W. Bledsoe

Brenda H. Bledsoe

This Instrument Was Prepared By

Woody W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4430 PAGE 649

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey Allen Pedigo, *a Notary Public in and for said County and State,* Lewis T. W. Bledsoe and wife, Brenda H. Bledsoe, *the within named bargainors, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30 *day of* June, *19* 70

Dewey Allen Pedigo *Notary Public*

Commission expires 7-22-70

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

JUL 13 70	CONV	21,825.88			
JUL 13 70 S'TAX			A*	56.68	
JUL 13 70 PR'FEE			A*	.50	
JUL 13 70	W'DEED		A*	3.00	* 60.18

WARRANTY DEED

FROM
LEWIS T. W. BLEDSOE, ET UX

TO
MARCIA J. HEPBURN, ET AL

A 83359

IDENTIF. REFERENCE

JUL 13 9 44 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON